

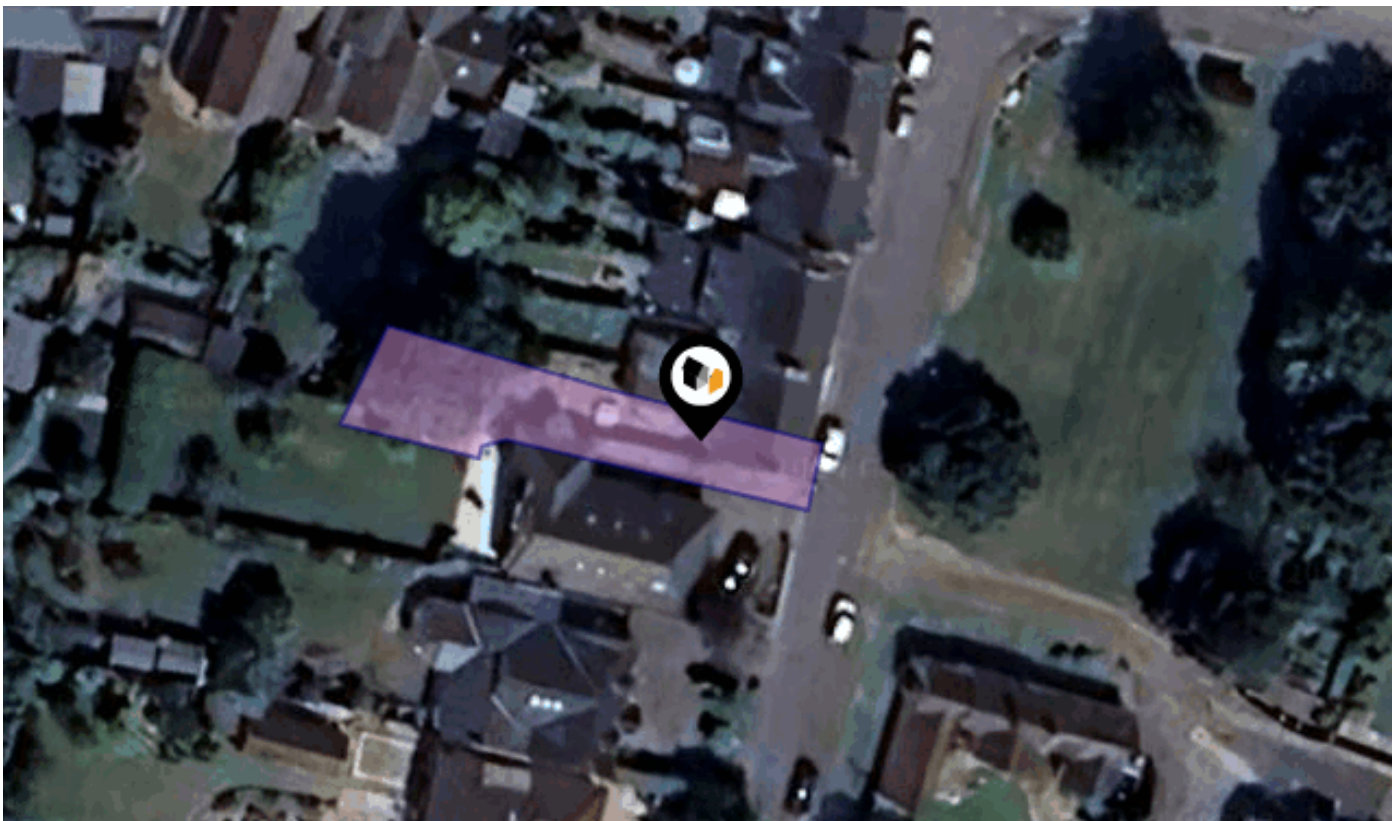


See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 26th June 2024



THE LANE, HAUXTON, CAMBRIDGE, CB22

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

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www.cookecurtis.co.uk





Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	764 ft ² / 71 m ²		
Plot Area:	0.07 acres		
Year Built :	Before 1900		
Council Tax :	Band C		
Annual Estimate:	£2,048		
Title Number:	CB88485		

Local Area

Local Authority:	Cambridgeshire
Conservation Area:	Hauxton
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

12 mb/s	80 mb/s	- mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *The Lane, Hauxton, Cambridge, CB22*

Reference - S/1280/18/TC	
Decision:	Decided
Date:	04th April 2018
Description:	Ash (T1) - Crown reduce to previous pruning points to maintain shape

Reference - S/1805/15/FL	
Decision:	Decided
Date:	15th July 2015
Description:	Single Storey Rear Extension

Planning records for: *1 The Lane Hauxton Cambridgeshire CB22 5HP*

Reference - S/1116/08/F	
Decision:	Decided
Date:	23rd June 2008
Description:	Extensions

Planning records for: *2 The Lane Hauxton Cambridge Cambridgeshire CB22 5HP*

Reference - S/2308/16/DC	
Decision:	Decided
Date:	01st September 2016
Description:	Discharge of condition 6 of planning permission S/2044/15/FL

Reference - S/2044/15/FL	
Decision:	Decided
Date:	03rd September 2015
Description:	Extension Change of Use from Shop to Dwelling & Erection of Carport

Planning records for: *5 The Lane Hauxton Cambridge Cambridgeshire CB22 5HP*

Reference - S/0048/13/NM	
Decision:	Decided
Date:	05th April 2013
Description:	Additional window to study and replacement canopy over front door with a porch: non material amendment to planning permission S/1879/09/F

Planning records for: *5 The Lane Hauxton Cambridgeshire CB22 5HP*

Reference - S/1879/09/F	
Decision:	Decided
Date:	05th January 2010
Description:	Extensions

Planning records for: *6 The Lane Hauxton Cambridge Cambridgeshire CB22 5HP*

Reference - S/2493/12/DC	
Decision:	Decided
Date:	06th December 2012
Description:	New two storey extension and alterations - Discharge of Condition 3 on Planning Application S/0385/11

Reference - S/2162/11	
Decision:	Decided
Date:	01st December 2011
Description:	NMA

Reference - S/0385/11	
Decision:	Decided
Date:	07th June 2011
Description:	Extensions

Planning records for: **8 The Lane Hauxton CB22 5HP**

Reference - S/1219/10	
Decision:	Decided
Date:	02nd September 2010
Description:	Extension

Planning records for: **14 The Lane Hauxton Cambridge CB22 5HP**

Reference - S/1816/11	
Decision:	Decided
Date:	15th September 2011
Description:	Single Storey Rear Extension.

Planning records for: **24 The Lane Hauxton Cambridge Cambridgeshire CB22 5HP**

Reference - 21/00788/HFUL	
Decision:	Decided
Date:	30th March 2021
Description:	Single storey rear extension

Reference - 20/05386/PRI01A	
Decision:	Decided
Date:	07th January 2021
Description:	Single storey rear extension

Planning records for: *24 The Lane Hauxton Cambridge Cambridgeshire CB22 5HP*

Reference - 20/05386/PRI01A	
Decision:	Decided
Date:	23rd December 2020
Description:	Single storey rear extension

Reference - 21/00788/HFUL	
Decision:	Decided
Date:	22nd February 2021
Description:	Single storey rear extension

Reference - 20/05386/PRI01A	
Decision:	Decided
Date:	07th January 2021
Description:	Single storey rear extension

Reference - 21/00788/HFUL	
Decision:	Decided
Date:	30th March 2021
Description:	Single storey rear extension

Planning records for: *25 The Lane Hauxton Cambridgeshire CB22 5HP*

Reference - 23/02788/PRIOR	
Decision:	Decided
Date:	19th July 2023
Description:	Single storey rear extension

Reference - 23/02788/PRIOR	
Decision:	Decided
Date:	19th July 2023
Description:	Single storey rear extension

Reference - 23/02788/PRIOR	
Decision:	Decided
Date:	19th July 2023
Description:	Single storey rear extension

Reference - 23/0761/TTPO	
Decision:	Decided
Date:	19th July 2023
Description:	T1 Common Horse Chestnut - Extensive apical die-back and production of epicormic growth (sign of stress). Branch ends and, in some cases in the upper crown, entire branches are dead and at risk of falling on to road below.Undertake a crown reduction of height by 4m and spread by 2-3m, also removing all dead branches

Planning records for: **25 The Lane Hauxton Cambridgeshire CB22 5HP**

Reference - 23/0761/TTPO	
Decision:	Decided
Date:	19th July 2023
Description:	T1 Common Horse Chestnut - Extensive apical die-back and production of epicormic growth (sign of stress). Branch ends and, in some cases in the upper crown, entire branches are dead and at risk of falling on to road below.Undertake a crown reduction of height by 4m and spread by 2-3m, also removing all dead branches

Planning records for: **7 The Lane Hauxton Cambridgeshire CB22 5HP**

Reference - S/0080/08/F	
Decision:	Decided
Date:	12th March 2008
Description:	Demolition of cottage & outbuildings & rebuilding & extending

Planning records for: **36 The Lane Hauxton Cambridge Cambridgeshire CB22 5HP**

Reference - S/4239/17/FL	
Decision:	Decided
Date:	11th December 2017
Description:	New single storey entrance porch

Reference - S/0589/10/F	
Decision:	Decided
Date:	12th May 2010
Description:	Raising of roof level

Planning records for: **37 The Lane Hauxton Cambridge Cambridgeshire CB22 5HP**

Reference - S/0333/15/FL	
Decision:	Decided
Date:	06th February 2015
Description:	Single-Storey Extension and Landscaping

Reference - S/2578/14/FL	
Decision:	Decided
Date:	30th October 2014
Description:	Two-storey extension

Planning records for: **38 The Lane Hauxton Cambridge CB22 5HP**

Reference - S/3857/19/PA	
Decision:	Decided
Date:	07th November 2019
Description:	Prior approval for a Single storey rear extension

Reference - S/3857/19/PA	
Decision:	Decided
Date:	07th November 2019
Description:	Prior approval for a Single storey rear extension

Planning records for: **39 The Lane Hauxton Cambridge Cambridgeshire CB22 5HP**

Reference - S/1283/14/FL	
Decision:	Decided
Date:	28th May 2014
Description:	Single storey front extension

Planning records for: **42 The Lane Hauxton Cambridge Cambridgeshire CB22 5HP**

Reference - S/1835/13/FL	
Decision:	Decided
Date:	19th August 2013
Description:	Replacement of garage with studio/store

Reference - S/2207/10	
Decision:	Decided
Date:	14th December 2010
Description:	Singel Storey Front Extension and Loft Conversion to Bungalow

Planning records for: **46 The Lane Hauxton CB22 5HP**

Reference - 21/02340/HFUL	
Decision:	Decided
Date:	10th June 2021
Description:	Ground floor rear extension

Planning records for: **46 The Lane Hauxton CB22 5HP**

Reference - 21/02340/HFUL	
Decision:	Decided
Date:	19th May 2021
Description:	Ground floor rear extension

Reference - 21/02340/HFUL	
Decision:	Decided
Date:	10th June 2021
Description:	Ground floor rear extension

Planning records for: **52 The Lane Hauxton Cambridgeshire CB22 5HP**

Reference - 23/00407/HFUL	
Decision:	Decided
Date:	14th February 2023
Description:	Single storey rear extension and two storey courtyard infill extension with additional internal remodelling.

Reference - 23/00407/HFUL	
Decision:	Decided
Date:	03rd February 2023
Description:	Single storey rear extension and two storey courtyard infill extension with additional internal remodelling.

Planning records for: *52 The Lane Hauxton Cambridgeshire CB22 5HP*

Reference - 23/00407/HFUL	
Decision:	Decided
Date:	14th February 2023
Description:	Single storey rear extension and two storey courtyard infill extension with additional internal remodelling.

Reference - 23/00402/HFUL	
Decision:	Decided
Date:	03rd February 2023
Description:	Demolition of attached garage and erection of a single storey side and rear extension

The Lane, Hauxton, CB22

Energy rating

E

Valid until 30.07.2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	1
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 17% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	71 m ²

Electricity Supply

Octopus Energy

Gas Supply

Octopus Energy

Central Heating

Gas Central Heating

Water Supply

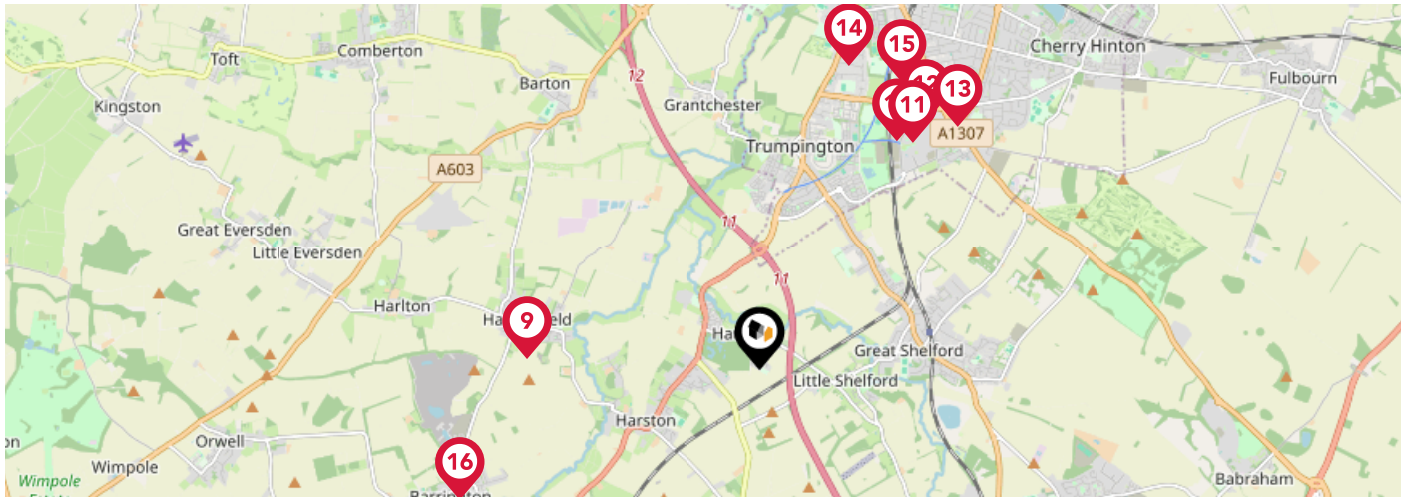
Cambridge Water

Drainage

Cambridge Water



		Nursery	Primary	Secondary	College	Private
1	Hauxton Primary School Ofsted Rating: Good Pupils: 96 Distance:0.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Harston and Newton Community Primary School Ofsted Rating: Good Pupils: 135 Distance:1.18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Great and Little Shelford CofE (Aided) Primary School Ofsted Rating: Good Pupils: 209 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Trumpington Meadows Primary School Ofsted Rating: Good Pupils: 275 Distance:1.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Trumpington Park Primary School Ofsted Rating: Good Pupils: 207 Distance:1.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Fawcett Primary School Ofsted Rating: Good Pupils: 444 Distance:2.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Stapleford Community Primary School Ofsted Rating: Good Pupils: 189 Distance:2.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Trumpington Community College Ofsted Rating: Requires Improvement Pupils: 406 Distance:2.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Haslingfield Endowed Primary School Ofsted Rating: Good Pupils: 162 Distance:2.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Long Road Sixth Form College Ofsted Rating: Good Pupils:0 Distance:2.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cambridge Academy for Science and Technology Ofsted Rating: Good Pupils: 277 Distance:2.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Perse School Ofsted Rating: Not Rated Pupils: 1647 Distance:2.71	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Homerton Early Years Centre Ofsted Rating: Outstanding Pupils: 130 Distance:2.86	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Faith's School Ofsted Rating: Not Rated Pupils: 555 Distance:2.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Abbey College Cambridge Ofsted Rating: Not Rated Pupils: 440 Distance:2.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Barrington CofE VC Primary School Ofsted Rating: Good Pupils: 104 Distance:2.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Cooke Curtis & Co

We are small enough that we are able to care for each client personally, but large enough to provide exceptional marketing that achieves the best possible price in the least possible time.

We are a responsible business. We aim to be a low carbon company, to operate ethically and to be valuable members of the Cambridge community.

We are experienced in all aspects of residential property, including sales and lettings, planning, development and buy-to-let.

We are interested in you. We see Estate Agency as being as much about people as property. Our job is to work for you, to help you achieve the best possible outcome in your particular situation.

Testimonial 1



Great service from Cooke Curtis & co. We used them for the sale of our home as they were the agents for a property we wanted to buy. They quickly valued, took photos and put it on the market with viewings soon after. Them handling both sides of the deal was a huge help with one complexity of the epic process of house purchasing removed. The agents were particularly calm, reasonable and responsive by email and telephone. Thanks you!

Testimonial 2



Since purchasing our house from Cooke Curtis and Co in 2017, we knew that if ever we were to sell, it would be with them. Of the various estate agents we asked to value the property, Cooke Curtis and Co were the *only* company that didn't need chasing and returned our calls promptly, and kept us up-to-date on progress of the sale. I have no hesitation in recommending Cooke Curtis and Co, as indeed I have done to friends thinking of selling in the area.

Testimonial 3



Being from Cambridge we have rented, bought and sold through many different estate agents over the years, and I can safely say that Cooke Curtis & Co have been by far the best we have come across. After failing to sell our house with another agent, we made the switch and didn't regret our decision. Cooke Curtis & Co clearly care about their reputation and make sure to look after their clients. We found the team to be trustworthy, professional and reliable.

Testimonial 4



We bought a property sold by Cooke Curtis and Co. They were helpful and responded swiftly to our enquiries. It seems buying a house always takes a long time but I got the impression the estate agents did all they could to speed things along. Very happy.



/cookecurtisco



/cookecurtisco

Cooke Curtis & Co

Data Quality

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